074.0	0005	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	857,500 / 857,500
					USE VALUE:	857,500 / 857,500
					ASSESSED:	857,500 / 857,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
150		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NEWELL BRUCE K & CARLENE H/TRS	
Owner 2:	BRUCE K NEWELL 2016 TRUST &	
Owner 3:	CARLENE H NEWELL 2016 TRUST	
Street 1:	150 RIDGE ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	NEWELL BRUCE K & CARLENE H -
Owner 2:	-
Street 1:	150 RIDGE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,700 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1960, having primarily Wood Shingle Exterior and 2075 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 2 HalfBaths, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8700.000	380,800		476,700	857,500
Total Card	0.200	380,800		476,700	857,500
Total Parcel	0.200	380,800		476,700	857,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 413.25 | /Parcel: 413.2

Legal Description

User Acct 46890

GIS Ref

GIS Ref

Insp Date 10/05/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 074.0-0005-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	380,800	0	8,700.	476,700	857,500	857,500	Year End Roll	12/18/2019
2019	101	FV	305,900	0	8,700.	476,700	782,600	782,600	Year End Roll	1/3/2019
2018	101	FV	305,900	0	8,700.	408,600	714,500	714,500	Year End Roll	12/20/2017
2017	101	FV	305,900	0	8,700.	381,400	687,300	687,300	Year End Roll	1/3/2017
2016	101	FV	305,900	0	8,700.	326,900	632,800	632,800	Year End	1/4/2016
2015	101	FV	277,800	0	8,700.	292,800	570,600	570,600	Year End Roll	12/11/2014
2014	101	FV	277,800	0	8,700.	271,000	548,800	548,800	Year End Roll	12/16/2013
2013	101	FV	277,800	0	8,700.	258,400	536,200	536,200		12/13/2012

!6213!

PRINT

Date	Time
12/10/20	21:00:56

LAST REV

Date	Time
01/23/19	15:31:12

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6213

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NEWELL BRUCE K	71706-354	1	10/4/2018	Convenience	1	No	No		
NEWELL BRUCE K	71706-330	1	10/4/2018	Convenience	1	No	No		
NEWELL BRUCE K	67005-110		3/30/2016	Convenience	1	No	No		
	11450-416		1/2/1968			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2018	MEAS&NOTICE	BS	Barbara S
6/12/2009	Measured	189	PATRIOT
11/29/1999	Inspected	267	PATRIOT
10/14/1999	Mailer Sent		
10/14/1999	Measured	263	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	46890
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8700		Sq. Ft.	Site		0	70.	0.78	4									476,701						476,700	

Total AC/HA: 0.19972 | Total SF/SM: 8700 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 476,701 | Spl Credit | Total: 476,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99148500
Adj $ / SQ:	127.158
Other Features:	132000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	467790
Depreciation:	87009
Depreciated Total:	380781

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 4				Baths: 1		HB 2		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

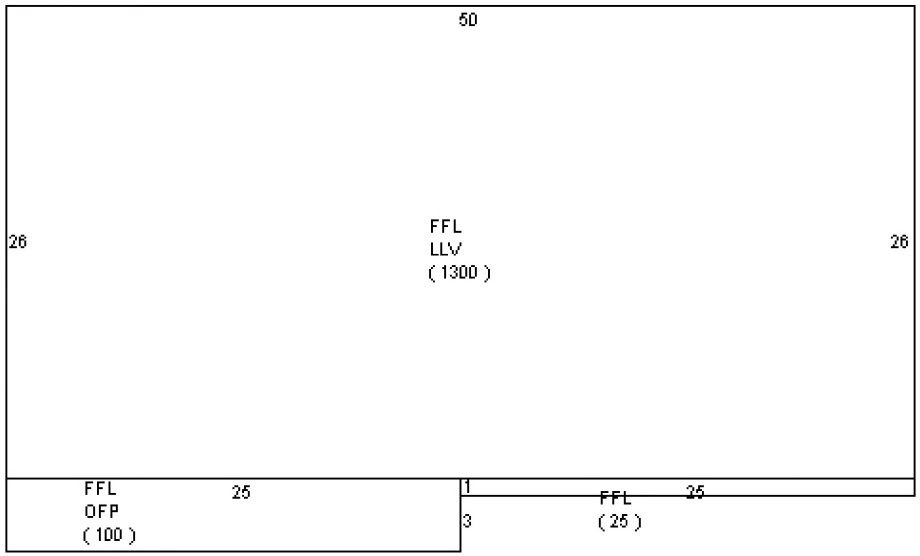
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	139.87
Special Features:	0	Val/Su Net:	134.80
Final Total:	380800	Val/Su SzAd	267.23

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,425	127.160	181,200
LLV	Lower Level	1,300	83.690	108,792
OFP	Open Porch	100	32.720	3,272
Net Sketched Area:		2,825	Total:	293,264
Size Ad	1425	Gross Are	2825	FinArea 2075

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

074.0-0005-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total: